

ARCHITECTURAL REVIEW BOARD

June 11, 1985

MEMBERS PRESENT: Paul Cable
Norm Dooley
Jouett Sheeting (3)

MEMBERS ABSENT: Stewart Harrod
Charlotte Stagner (2)

There being a quorum, the meeting was called to order by Chairman Sheeting.

The first item of business was approval of the minutes of the meeting of May 14, 1985. Mr. Cable made a motion that the minutes be accepted as submitted. Mr. Dooley seconded the motion. The motion carried unanimously.

Under old business, Mr. Sheeting stated that he had an item he wanted to discuss at the end of the meeting.

The first item on the agenda was a request from David W. Clark for approval of a storage garage at 418 Fowler Street. Mr. Randy Shipp, City Main Street Manager, was present and gave the staff report on this item. Mr. Shipp stated that the property is zoned Special Capital and is a vacant lot. He further stated that the applicant requests approval for the construction of a two car garage. Mr. Shipp stated that the proposed garage would be 24' x 30' with a height of 12' at the roof peak. Mr. Shipp added that the garage would be of frame construction with a simple gable roof. The structure would be centered on the lot with its front setback being in line with other buildings along Fowler Street. Mr. Shipp stated that the structure would be covered with vertical siding. Mr. Shipp stated that the proposed building site is located in the flood fringe area, which requires approval from the Kentucky Department for Environmental Protection before construction begins. Mr. Shipp stated that the applicant has received approval at this time.

Mr. Shipp went over applicable regulations from the Zoning Ordinance for new construction. He stated that Section 17.081 B states that building materials used should complement those used in existing buildings in the area. Mr. Shipp stated that the proposed vertical siding presented a problem. Mr. Shipp stated that the frame structures in the area generally used horizontal siding. Mr. Shipp stated that the proposed garage will be centered on the lot, 12' from either side lot line and setback in line with existing buildings along Fowler Street.

Mr. Shipp stated that Mr. Clarke could not be at the meeting; however, he was represented by Mr. Ronald Smith of Hurst-Rosche Engineering. Mr. Jim A. Stivers was present and stated he was representing Les Perkins and Mary Bryan, who are in opposition to the request. Mr. Stivers stated that the building would not conform to any in the area. Mr. Stivers also stated that vacant lots in the area are storing two boats and a boat rack. Mr. Stivers added that there is an existing concrete pad on the vacant lot and lumber has been delivered to the site.

Mr. Stivers presented Chairman Sheeting with a letter of opposition signed by Mrs. C. L. Perkins. Mr. Stivers stated that Mr. Clark has room on his Admiral's Landing lot to construct a garage. Mr. Stivers stated that the construction of a garage on this vacant lot would detract from the neighborhood.

At this point, Mr. Shipp pointed out something that had been overlooked in his staff report. Mr. Shipp stated that a garage is an accessory building and cannot stand by itself on the lot unless the adjacent lot with a house on it is consolidated. Mr. Ron Smith stated that he felt Mr. Clark would agree to the consolidate. Ms. Vickie East, City Planner, was present and cited Section 6.093 of the Zoning Regulations dealing with accessory structures to residences. Ms. East stated that the garage would need to be on a lot with a residence on it. Chairman Sheeting stated that in light of Section 6.093 of the Zoning Ordinance, the request could not be approved as it stands. He stated that Mr. Clark could combine the lots and come back at a later date before the Board with his request. Following further discussion, Mr. Dooley made a motion that the request be denied at this time. Mr. Cable seconded the motion. The motion carried unanimously.

The next item on the agenda was a request from Mr. Charles Woolums for approval to replace and remodel the front porch at 222 New Street. Mr. Shipp gave the staff report on this item. Mr. Shipp stated that the property was zoned Special Capital. Mr. Shipp stated that at this time, a hipped roof projects from the front of the house and is supported by two ornamental brackets. Mr. Shipp stated that according to the owner, this is not original to the structure. Mr. Shipp added that in recent years, a concrete pad (5'6" x 16') has been poured in front of the house. Mr. Shipp stated that the applicant wishes to remove the existing projecting roof and restore the cornice and roof line. A new shed type roof, supported by four columns, would be constructed. Mr. Shipp stated this roof would be large enough to cover the concrete pad. The new roof would be attached to the facade just under the cornice and slope toward the street. Mr. Shipp stated that the porch addition would be approximately 12" from the sidewalk.

Mr. Woolums was present and stated the columns supporting the porch would be wood. Mr. Woolums added that due to the slope of the sidewalk, one corner of the porch would be almost level with the sidewalk and one area would be just a little higher. Following further discussion, Mr. Dooley made a motion that the request be approved. Mr. Cable seconded the motion. The motion carried unanimously.

The third item of discussion was a request from Mr. Gary Hager for approval of the demolition and construction of an accessory building at 219 E. Third Street. Mr. Shipp stated that Gary Hager was acting as agent for Alice Samuels. Mr. Shipp gave the staff report on this request and stated that the applicant wishes to remove an existing storage building and replace it with a new one. The existing storage building is of frame construction and is 10' x 12'. The building is in a deteriorated state. Mr. Shipp stated that as the current building stands, it is set back approximately 2' from the pavement of an alleyway. The proposed building would increase this setback to 4'. The proposed building would be 8' x 12' and be 8' in height. The building will be of frame construction. Mr. Shipp added that the two doors on the building will face into the lot. Following further discussion, Mr. Cable made a motion to approve the demolition and new construction as requested. Mr. Dooley seconded the motion. The motion carried unanimously.

At this time, Mr. Sheetinger had questions on the "Certified Local Governments" program referred to in the May minutes. Mr. Shipp stated that the addition of powers to the Architectural Review Board dealt with review of National Register Nominations.

There being no further business to discuss, Mr. Dooley made a motion to adjourn. Mr. Cable seconded the motion. The motion carried unanimously by voice vote.



CHAIRMAN